

**Foxborough Planning Board
Meeting Minutes
January 22, 2015
Boyden Library**

Members Present: Kevin Weinfeld, William Grieder, John Rhoads, Gary Whitehouse, Ron Bressé, Gordon Greene

Members Absent: None

Also Present: Planner Sharon Wason, Staff Planner Gaby Jordan

7:00 Review of Old/New Business

Planner's Report

Ms. Wason informed the Board that she applied on behalf of the town for the Casino Mitigation Fund Grant of \$100,000 for surrounding communities to the Plainridge Casino. Decisions will need to be made on what the funds should go towards.

The Tree Grant deadline is April 1, 2015.

The Comprehensive Permit before the Zoning Board on Community Way originally proposed a children's play area. That has since been eliminated but there is an existing one acre town playground across from the Pratt School that could be part of the PARC grant this year. There is \$50,000 available for towns and Dave Laliberte already maintains the green space in the area. Costs would include such things as grass, equipment and fencing which should be less than \$50,000. Mr. Lynch could also be asked for Mitigation funds.

Ryan Norton has been working on a map showing where all the existing Liquor Licenses are in town as part of Selectmen Ginny Coppola's request.

National Grid made a recent request to remove trees on Granite Street which is a Scenic Road. The trees are in poor condition, seven trees are on town land and five are on private property. The Board feels a Scenic Road Hearing should be held. It will be put on a future agenda.

Mr. Grieder updated the Board on the recent Billboard Advisory Committee meeting. The revision to the Sign Bylaw is still in the Attorney General's office, the ninety day deadline is March 1st. The Committee felt that changes cannot be proposed at this time to a Bylaw that has not yet been accepted. The Committee discussed the need for more citizens' input.

Mr. Weinfeld has been in contact with the Town Manager in regards to the appointment of a new Town Counsel. Counsel usually reviews Warrant Articles for the Board.

Mr. Greene reported that the Downtown Traffic Committee has been working with Jack Gillon on pedestrian safety around the common. Mr. Gillon has been doing traffic counts pro bono. They have been looking at traffic flow and the location of walkways. There are currently two walkways but not near where people park; a sidewalk may be needed there.

There are also traffic issues near Cocasset, Mechanic and School Streets, adjustments may be needed to the island there to improve the flow; Central South and School Streets also. Another area of concern is between the Fire Station and Bay Colony.

Preliminary sketches are being prepared. The new Town Manager, Bill Keegan, has not been invited to a meeting yet, but a meeting will be set up with him and also the new Town Engineer, Chris Gallagher, to tell them about this Committee and what they are looking at.

Active Subdivisions

Ms. Jordan has been researching the plans for the Jake n Joe's lights and the previous businesses at that location; she cannot find a requirement for shoebox lighting. Ms. Wason will follow up with Mr. Casbarra on next steps.

It has been noted that Capone Road only two streetlights have been installed and seven were required and one is malfunctioning. Ms. Jordan has spoken with Mr. King's office in regards to this.

One is also out at Lawton Lane. In regards to the lights at Mann and Plympton, Mr. Walsh has been having trouble getting National Grid to turn them on and to replace the lights on Lawton Lane; they are poor quality lights that come loose.

The developers would like to get Micheltmore Way and McNamara Way accepted at the next Town Meeting, Public Hearings will need to be held and the Town Engineer will need to submit a report.

Minutes

The Board reviewed the minutes of November 13, 2014 and November 19, 2014.

A motion to accept the minutes of November 13, 2014 and November 19, 2014 as amended was made by Mr. Grieder and seconded by Mr. Bressé. The motion carried 6-0-0.

Invoice from McCabe and Associates RE: Master Plan

As a condition of the Master Plan Contract, the Board must review all invoices submitted by the consultant. This invoice shows that McCabe and Associates have spent 20% of the budget. The Board questioned if there would be enough funds to get all of the items done and if the work on the Question of the Week is relating to the Vision of the Master Plan.

The Board would like to see a breakdown of the hours per item before issuing payment.

Meeting with Developer Joe Lynch RE: 144 Main Street

The Board met with Mr. Lynch who owns the land at 144 Main Street which is across from the Stop and Shop on Route 140. He has owned the land since 2011 and took down the existing home that was there. He would like to propose 8 single family homes as a 40B project. The homes would be approximately 1,600 sq. ft. with a one car garage and two parking spaces. They would have three bedrooms with a Master on the first floor and would be located on a Courtyard roadway. He is proposing detached homes based on the Housing Production Plan; eight homes were chosen based on the four homes per acre recommendation by Mass Housing. The market value on the homes is expected to be \$390,000.

Mr. Lynch has met with Mass Housing already and they were agreeable to the number of units. A Homeowner's Association would be needed for the shared septic system.

Ms. Wason feels that eight is too much for the site and would recommend four. Main Street is already a busy road. She also wanted to know how the affordable units would be charged for the septic system.

Mr. Rhoads feels that it is too dense for the area; he also noted that stormwater is not allowed to be discharged on Route 140 as it is a State Highway.

Zoning Bylaws and other Articles for the Spring Town Meeting

The proposed changes to the Foxboro Center Overlay District in regards to lot sizes need to be looked at more closely and will be proposed at a future Town Meeting.

Ms. Wason reviewed the proposed changes to the Open Space Residential Development bylaw.

The four articles to be submitted will be the OSRD, the two Street Acceptance requests and the changes to the Flood Plain map.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Diana Gray

Approved by: Kevin Weinfeld

Date: 03/12/2015